

Minutes of the City of Harker Heights Council Meeting held at 5:00 p.m. on Tuesday, November 9, 2021, in the Kitty Young Council Chamber at the Harker Heights City Hall at 305 Miller's Crossing, Harker Heights, Texas 76548:

Roll Call:	Spencer H. Smith	Mayor
	Jennifer McCann	Mayor Pro-tem
	Michael Blomquist	Councilmember Place 2
	Lynda Nash	Councilmember Place 4
	Sam Halabi	Councilmember Place 5
	David Mitchell	City Manager
	Julie Helsham	City Secretary

Absent: Jackeline Soriano Fountain Councilmember Place 3

Mayoral Proclamations and Presentations:

1. Mayor Smith presented Erica Rossmiller, Children's Librarian , a Proclamation declaring November 15th–20th, 2021, as "Harker Heights Children's Book Week".

Consent Items:

1. Council discussed and considered approving the minutes of the meeting held on October 26, 2021.

Blomquist made the motion to approve the minutes of the meeting held on October 26, 2021, as written. Seconded by Nash. All in favor. Motion approved 4-0.

Presentations by Citizens:

1. Council received a presentation from Vantonio Fraley regarding a Teen Program partnership with the City of Harker Heights.
2. Receive a presentation from Brenda Hauser regarding areas with high grass and code enforcement. – *This item was withdrawn by Brenda Hauser.*
3. Mr. Dunn, 3410 Shoreline Drive, Harker Heights, Texas, gave a presentation regarding setting a meeting with the City Manager.

Public Hearing:

1. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Nash made the motion to approve, an Ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional use Permit (CUP) on property described as Lakeside Hills Section Two, Lot Tract PT 63, (N PT of 63), Acres 0.608, Property ID #489292, generally located at 11511 Highview Drive, Harker Heights, Bell County, Texas, and locally known as 11511 Highview Drive, Belton, Texas, based on staff's recommendations and findings and subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.

3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 1,500 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.

Seconded by Halabi. All in favor. Motion approved 4-0.

2. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Three, Lot Tract 0066, Acres 7.72, Property ID #52206, generally located at 5140 Lakeside Drive, Harker Heights, Bell County, Texas and locally known as 5140 Lakeside Drive, Belton, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. John Hennessy, 5410 Lakeside Drive, Belton, Texas, applicant, was present to represent the request.

McCann made the motion to approve, an Ordinance to change the zoning designation from R-1 (One Family Dwelling District) to R1-R (Rural One-Family Dwelling District) on property described as Lakeside Hills Section Three, Lot Tract 0066, Acres 7.72, Property ID #52206, generally located at 5140 Lakeside Drive, Harker Heights, Bell County, Texas, and locally known as 5140 Lakeside Drive, Belton, Texas, based on staff's recommendation and findings. Seconded by Blomquist. All in favor. Motion approved 4-0.

3. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, granting a Conditional Use Permit (CUP) to allow for an accessory dwelling unit on property described as Arrowhead Estates Phase 3, Block 001, Lot 006A, Acres .5, Property ID #396612, generally located at 1411 Gomer Lane, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Julian Benitez Penuelas, 1411 Gomer Lane, Harker Heights, Texas, applicant, was present to represent the request.

Halabi made the motion to approve, an Ordinance to change the zoning designation from R-1 (One-Family Dwelling District) to R-1 (One-Family Dwelling District) with a Conditional Use Permit (CUP) on property described Arrowhead Estates Phase 3, Block 001, Lot 006A, Acres .5, Property ID #396612, generally located at 1411 Gomer Lane, Harker Heights, Bell County, Texas, based on staff's recommendation and findings and subject to the following conditions:

1. The accessory dwelling unit shall be used as a living space for a relative (not for rent).
2. The accessory dwelling unit will be located behind the front façade of the primary structure.
3. The accessory dwelling unit will gain access from the existing private driveway.
4. The accessory dwelling unit will have maximum gross foundation footprint of 850 square feet.
5. Approval of location of the accessory dwelling unit on the parcel must be received from Bell County Public Health prior to release of construction plans by the City.

Seconded by McCann. All in favor. Motion approved 4-0.

4. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from R-3 (Multi-Family Dwelling District) to R-1 (M) (One Family Dwelling District with manufactured housing) on property described as Valley View Third Ext, Block 010, Lot 0015, Property ID #127376, generally located at 228 E. Valley Road, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Larry Robison, 410 Robison Drive, Harker Heights, Texas, Planning and Zoning Commission Chairman, spoke on the item.

Blomquist made the motion to disapprove an Ordinance to change the zoning designation from R-3 (Multi-Family Dwelling District) to R-1 (M) (One Family Dwelling District with manufactured housing) on property described as Valley View Third Ext, Block 010, Lot 0015, Property ID #127376, generally located at 228 E. Valley Road, Harker Heights, Bell County, Texas, based on staff's recommendation and findings with explanation that the justification for denial being the adverse impact on adjoining uses and zoning districts and incompatibility with existing uses in the neighborhood. Seconded by Nash. All in favor. Motion to disapprove approved 4-0.

5. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to change zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Felecia Fogle, applicant, was present to represent the request.

McCann made the motion to approve, an Ordinance to change the zoning designation from B-4 (Secondary and Highway Business District) to B-4 (Secondary and Highway Business District) with T District overlay on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Seconded by Halabi. All in favor. Motion approved 4-0.

6. Council conducted a public hearing to discuss and consider approving an Ordinance of the City of Harker Heights, Texas, to amend the Comprehensive Plan's future land use map to change the 'Community Center' and 'Regional Center' designations to a 'Regional Center' designation on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation.

Blomquist made the motion to approve, an Ordinance to amend the Comprehensive Plan's Future Land Use Map to change the 'Community Center' And 'Regional Center' designations to a 'Regional Center' designation on property described as Kern Acres 2nd Extension & Revision, Block 001, Lots 5-6, 15-16, Property ID #63808, generally located at 110 W. Veterans Memorial Boulevard, Harker Heights, Bell County, Texas, based on staff's recommendation and findings. Seconded by Nash. All in favor. Motion approved 4-0.

7. Council conducted a Public Hearing to discuss and consider approving a Resolution of the City Council of the City of Harker Heights, Texas, Adoption of Land Use Assumptions and a Capital Improvements Plan relating to possible Adoption of Impact Fees for the 2022 Impact Fee Area. Kristina Ramirez, Planning and Development Director, made the presentation. Jessica Vassar, Freese and Nichols, was present to represent the request.

Halabi made the motion to approve a Resolution of the City Council of the City of Harker Heights, Texas, adoption of Land Use Assumptions and a Capital Improvements Plan relating to possible adoption of Impact Fees for the 2022 Wastewater Impact Fee area. Seconded by Nash. All in favor. Motion approved 4-0.

At 6:10 p.m. Mayor Smith called for a short break.

Mayor Smith reconvened the meeting at 6:24 p.m.

Regular Business:

1. Council discussed and considered approving a request for a Concept Plan referred to as Cedar Trails on property described as Uriah Hunt Survey, Abstract No. 401, Property ID #75765, generally located at 13436 E. Knight's Way (FM 2410), Harker Heights, Bell County Texas, and locally known as 13436 FM 2410, Belton, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Lina Chtay, 106 N. East Street, Belton, Texas, applicant representative, was present to represent the request.

Blomquist made the motion to approve, a request for a Concept Plan referred to as Cedar Trails on property described as Uriah Hunt Survey, Abstract No. 401, Property Id #75765, generally located at 13436 E. Knight's Way (E. FM 2410), Harker Heights, Bell County Texas, and locally known as 13436 FM 2410, Belton, Bell County, Texas. Seconded by McCann. All in favor. Motion approved 4-0.

2. Council discussed and considered approving a request for a Preliminary Plat referred to as Stillhouse Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Lina Chtay, 106 N. East Street, Belton, Texas, applicant representative, was present to represent the request.

McCann made the motion to approve, a request for Preliminary Plat for the subdivision referred to as Stillhouse Lake Road Addition on property described as R.W. Tom survey, abstract No. 837, and the Lucy O'Dell Survey, Abstract No. 644, and the land herein described being all of that certain called 1.50 acre tract of land conveyed to Star Stillhouse Properties, LLC, a Texas Limited Liability Company, by Correction Special Warranty Deed with Vendor's Lien recorded in Document 2021000947, Official Public Records of Bell County, Texas, generally located on the east side of Stillhouse Lake Road and north of Nevaeh Road, Harker Heights, Bell County, Texas. Seconded by Halabi. All in favor. Motion approved 4-0.

3. Council discussed and considered approving a request for a Preliminary Plat referred to as Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas. Kristina Ramirez, Planning and Development Director, made the presentation. Lina Chtay, 106 N. East Street, Belton, Texas, applicant representative, was present to represent the request.

Blomquist made the motion to disapprove a request for Preliminary Plat for the subdivision referred to Chaparral Road Addition on property described as Peter Williamson Survey, Abstract No. 1099 and the land herein described being a portion of that certain 3.79 acre tract conveyed to Rena Chang Hoot by Gift Deed recorded in Volume 3475, Page 616, Official Public Records of Bell County, Texas, generally located at the intersection of Chaparral Road and F.M. 3481 (Stillhouse Lake Road), Harker Heights, Bell County, Texas, with explanation that the justification for denial is that the current request is not the same as what was presented to Planning and Zoning Commission. Seconded by McCann. All in favor. Motion to disapprove, approved 4-0.

4. Council discussed and considered approving an amendment to the Economic Development Incentive Agreement with Gambit Social House, Inc. ("Gambit") modifying the construction completion date to June 1, 2022, for the administration of one or more programs for making grants or loans of public money to promote economic development and stimulate business and commercial activities within the city; and authorize the City Manager to sign the agreement on behalf of the City. David Mitchell, City Manager, made the presentation.

McCann made the motion to approve amending the economic development incentive agreement with Gambit Social House, Inc., modifying the construction completion date to June 1, 2022, for the administration of one or more programs for making grants or loans of public money to promote economic development and stimulate business and commercial activities within the City; and authorize the City Manager to sign the agreement on behalf of the City. Seconded by Nash. All in favor. Motion approved 4-0.

5. Council discussed and considered appointing a Representative to the Bell County Health District Board. Jerry Bark, Assistant City Manager, made the presentation.

Halabi made the motion to approve the reappointment of Michael Blomquist, to the Bell County Health Board as the Representative for the City of Harker Heights. Seconded by Nash. All in favor. Motion approved 4-0.

6. Council received and discussed the Fiscal Year 2020 – 2021 Fourth Quarter Investment Report. Ayesha Lealiiie, Finance Director, made the presentation. No action taken.
7. Council received and discussed the City Manager's Report. David Mitchell, City Manager, made the presentation. No action taken.

Items from Council and Announcements:

1. Council member closing statements.

Councilmember Blomquist stated that he attended the following events:

- October 30th – Harker Heights Farmer’s Market.
- Still working with the Bell County Health District and the Selection Board to find the new Director.
- Harker Heights Police Department Citizen Police Academy.

Mayor Pro-tem McCann stated that she attended the following events:

- October 27th – Filled in for the Mayor at the Fort Hood Community Services Council Meeting.
- October 17th – Harker Heights Chamber of Commerce Meeting.

2. Updates and comments from the Mayor.

Mayor Smith stated that he attended the following events:

- October 28th – III Corps Commanding General and Mayors Engagement Luncheon at Temple Economic Development Corporation.
- October 29th – III Corps and Fort Hood Phantom Honors Retiree Ceremony.
- October 30th – Harker Heights Farmer’s Market.
- October 30th – Haunted Heights at Carl Levin Park.
- November 2nd – Killeen Temple Metropolitan Planning Organization virtual meeting with Director Uryan Nelson and Vice Chairman Judge Roger Miller.
- November 2nd – Community Heroes Luncheon at Killeen Conference and Convention Center.
- November 2nd – Harker Heights City Council Workshop.
- November 4th – Harker Heights Cares Committee Meeting at the Harker Heights Activity Center.

Adjournment:

There being no further business the City of Harker Heights City Council Meeting was adjourned at 7:19 p.m.

CITY OF HARKER HEIGHTS, TEXAS:

Spencer H. Smith, Mayor

ATTEST:

Julie Helsham, City Secretary